

The Westfield-Washington Township Advisory Plan Commission met at 7:10 p.m. on Monday, February 28, 2005 at Westfield Town Hall. Members present were Brad Grabow, Bob Horkay, Ginny Kelleher, Jim Peyton, Bill Sanders, Bob Smith, Cindy Spoljaric, and Ron Thomas. Also present were Kevin Buchheit, Jodi Dickey, Kevin Todd, Tom Higgins, and Attorney Brian Zaiger.

Zaiger swore in Spoljaric as a new Advisory Plan Commission member.

Horkay moved to approve the **January 24, 2005** minutes as presented.

Smith seconded, and the minutes were adopted into the public record by voice vote.

Todd reviewed the Public Hearing Rules and Procedures.

Kelleher arrived at 7:15 p.m.

OLD BUSINESS

0410-DP-36 & 17913 County Line Road. Development and Site Plan review, Countyline Pet
0410-SIT-28 Lodge, 9,184 square feet on 4 acres, zoned AG-SF1, by B & W Rental, LLC.

CONTINUED TO MARCH

0408-PUD-07 **156th Street & Ditch Road.** Centennial North PUD, 380 residential units on 157
acres, by Estridge Development.

IN COMMITTEE

Thomas reported a new layout has been presented for this project showing that the town homes have been moved from the corner of 156th to the west side of the school, Shamrock Springs, and also the single family homes sitting next to the school have been moved. Thomas stated the next subcommittee meeting will be this Wednesday, March 2, at 7:00 p.m.

0410-REZ-10 **166th Street & Ditch Road, SW Corner.** Rezone of 75.7 acres from AG-SF1 to
SF-3, by SCM.

IN COMMITTEE

Dickey stated the petitioner has requested this item be continued until the sale of the property has been finalized.

0411-ZOA-13 **WC 16.04.030.** Review of proposed standards of New SF-A Zoning District

INTRODUCTION

Higgins presented the proposed SF-A Zoning District standards and asked for the Commission's feedback.

Kelleher questioned the definition of green space and whether this was talking about primary or secondary green space.

Higgins responded that only 50% credit can go toward wetlands, legal drains, etc. He stated we are trying to eliminate the idea that the common area green front yards are the green space.

Sanders suggested for clarification purposes that the sentence, "The SFA Classification is a bridge between all the single family classifications and the multi-family classification," be moved to the beginning definition.

Horkay asked if the total square footage section indicated minimum or maximums.

Higgins responded they were minimum square footages and the verbiage will be changed to indicate this.

Thomas stated that in number 3. Permitted Home Occupations, audible should be included in the list of impacts.

Higgins responded that the Committee decided audible is a physical impact, but that they would revisit this issue.

0405-PUD-03 **191st Street & Tomlinson Road.** Sycamore PUD, 386 units on 136 acres, by Bingham McHale.

IN COMMITTEE

NEW BUSINESS:

0501-DP-04 **1010 West 146th Street (Noticed as, 146th and Ditch Road).** Development Plan
0501-SPP-01 and Preliminary Plat Review of Centennial South (Brookie), 151 lots on 69.37
 acres, zoned PUD, by Estridge Development Company, Inc.

PUBLIC HEARING

Mr. Brian Stumpf, Estridge Companies, presented the details of the project, including changes as a result of discussions with the County Highway Department where a stub street has been added. Stumpf stated they have kept those persons having drainage concerns in the loop and have included them in discussions and assisted in solving those issues.

Thomas noted there were no street signs or stop signs on the stub road drawings nor on the street going into Merrimac.

Stumpf responded these would be addressed.

A Public Hearing opened at 7:56 p.m.

No one spoke, and the Public Hearing closed at 7:57 p.m.

Smith moved to approve 0501-DP-04 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District; and,
4. That these conditions be fulfilled prior to receiving Final Plat approval.

Sanders seconded, and the motion passed unanimously.

A Public Hearing opened at 7:58 p.m. on 0501-SPP-01.

No one spoke, and the Public Hearing closed at 7:59 p.m.

Kelleher moved to approve 0501-SPP-01 with the following condition:

1. That all conditions attached to the associated Development Plan Review (0501-DP-04) shall be satisfied prior to the recording of any secondary plat.

Peyton seconded and the motion passed unanimously.

Kelleher moved to delegate final plat approval to staff.

Peyton seconded, and the motion passed unanimously.

0502-DP-05 **18800 East Street (Noticed as, 18881 Westfield Blvd.).** Development Plan and

0502-SIT-04

Site Plan Review of IMMI parking lot expansion, 11 acres, zoned LB, by IMMI.

PUBLIC HEARING

Thomas recused himself and left the meeting at 8:05 p.m.

Horkay presided over the meeting.

Mr. Tony Schelonka, IMMI, introduced Curt Aikman, also of IMMI, and presented the details of the proposed project for additional parking space. He stated that IMMI purchased an additional eleven acres which borders the southern boundary of the IMMI Headquarters, and that IMMI has the need for additional parking spaces and wishes to add 100 spaces close to their training center. Schelonka stated concern about water drainage. He further stated Wiehe Engineering has surveyed and developed a plan which will allow water to drain north into a lake and north into the existing retention ponds at IMMI.

A Public Hearing opened at 8:14 p.m.

No one spoke, and the Public Hearing closed at 8:15 p.m.

Sanders moved to approve 0502-DP-05 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That these conditions be fulfilled prior to use of the parking lot.

Smith seconded, and the motion passed unanimously.

Kelleher moved to approve 0502-SIT-04 with the following condition:

1. That the petitioner complies with any conditions as a part of 0502-DP-05.

Grabow seconded, and the motion passed unanimously.

Thomas returned to the meeting at 8:19 p.m.

0501-ZOA-001 WC 16.04.200. Fiber Cement Siding Definition.

INTRODUCTION

Higgins presented the Fiber Cement Siding definition.

A Public Hearing will be held at the March Plan Commission Meeting.

0502-ZOA-002 WC 16.08.010, E13. Designation Sign Addition.

INTRODUCTION

Higgins presented the details of the addition to the Sign Standards.

Spoljaric asked what this entailed as far as individual private businesses.

Higgins responded this would not affect individual private businesses but marquis signs for major areas.

A Public Hearing will be held at the March Plan Commission Meeting.

DISCUSSION ITEMS

Amendment to By Laws: Kelleher stated the by laws call for subcommittees to be made up of less than five Plan Commission members. She also stated that under Comprehensive Plan Review Committee (Article 11) and the Standards Committee, it states the Committee shall consist of a maximum of five voting members, three of whom shall be members of the Commission and if appointed the remaining two shall be citizen members. Kelleher stated there have always been four Plan Commission members on these committees and have not had citizen members. Therefore, she feels either the by laws need to be changed or the current process needs to be changed.

Horkay moved to amend the By Laws to read, "The Comprehensive Plan Review Committee shall consist of a maximum of five voting members, four of whom shall be members of the Commission. The remaining one shall be a citizen member with knowledge and experience with community affairs." The same verbiage would apply to the Standards Committee.

Grabow stated he would like to further review these changes in the Standards Committee.

Smith suggested tabling this until the March Commission meeting.

Horkay suspended his motion until the March Commission meeting.

DIRECTOR'S REPORT

Buchheit reopened the APA Ethics discussion from last month's meeting and introduced a signature sheet for people who wished to sign. He announced so far the majority of the BZA, the majority of the Standards Committee, and the entire Community Development Staff has signed the ethics commitments.

Thomas commented he would like Zaiger to review the proposed ethics document. He also questioned the language regarding an Ethics Board since we don't have an ethics board to judge the ethics.

Buchheit responded this terminology is most likely applicable to the Certified Planner and there is a formal ethics board established through the American Planning Association.

Thomas also believes this should be brought in front of the Town Council.

Website:

Thomas brought up the website and some suggested changes as listed below:

1. Need to add Cindy Spoljaric to the Plan Commission members.
2. There is an error on Ginny Kelleher being listed as Vice President; it's Robert Horkay.
3. Bob Smith and Ron Thomas commissions expire at the end of 2005 and it's listed as 2008.
4. Kelleher added that when you click on Comprehensive Plan, there are no links.
5. On the Comprehensive Plan Review Committee, the members are listed, but the agenda is missing.
6. On the Zoning Standards Committee, there appears to be a members link, but there is nothing there.
7. On the zoning Standards Committee, there is no link for the schedule of meetings.
8. On the 2005 Comprehensive Plan Amendment Project, there are no links. No announcement for upcoming meeting and no announcement for volunteers for subcommittees.
9. On the front page of the website, under the Mission, it mentions the 2005 Comprehensive Plan Amendment Project; Thomas feels this should be separated from the Mission Statement.

The meeting adjourned at 8:50 p.m.

President

Secretary